

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

2 March 2011

AUTHOR/S: Executive Director (Operational Services)/
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**S/2189/10/F – HISTON
Raising of Roof Height of Factory to Allow the Installation of Jam
Manufacturing Equipment – Premier Foods, Chivers Way
For Premier Foods Ltd**

Recommendation: Approve Conditionally

Date for Determination: 16th February 2011

Notes:

This Application has been reported to the Planning Committee for determination because the recommendations of the Parish Council cannot be satisfied through the imposition of conditions.

Site and Proposal

1. The site comprises a large factory building for the manufacture of food preserves and is surrounded by Park Farm to the west, an electrical sub-station to the south, residences to the north and a business park to the south-east. The site falls within the village framework of Histon and within a flood zone 3 area.
2. The development involves raising the roof height of part of the existing factory to allow the installation of jam manufacturing equipment. The existing ridge height of the building would be increased by 1.3m with a 1.1m high railing on top covering an approximate floor area of 116.4m. The materials are proposed to be composite metal with profiled cladding finished in goose wing grey.

Planning History

3. Planning permission **S/0741/07/F** was refused for a roof extension in the same location as that later approved in planning application **S/1216/07/F** due to insufficient information regarding the projected levels of noise created by the development.
4. A retrospective application was approved in 2008 for two air flow units and two extraction units over the boiler plant (ref. **S/2237/07/F**).
5. A roof extension was granted to the boiler house in 2007 (ref. **S/1216/07/F**), and increased the original ridge height by 1.1m. This development is now built and is located in close proximity to the north of the current proposed roof extension. The development is subject to a condition, which restricts further

openings in any elevation in order that such openings can be properly assessed with regard to potential noise disturbance to nearby residents.

6. Planning consent was granted for a boiler house and erection of chimney (ref **S/0087/08/F**). However, it was discovered that the chimney within its proposed location could not be built due to the confined environment.
7. Planning consent was granted in 2008 for a retrospective extension to the boiler house and to erect a 24m high chimney (ref. **S/1157/08/F**).

Planning Policy

South Cambridgeshire Local Development Framework (LDF) Development Control Policies, adopted July 2007:

8. DP/1 Sustainable Development
DP/2 Design of New Development
DP/3 Development Criteria
DP/7 Development Frameworks
NE/11 Flood Risk
NE/15 Noise Pollution
ET/5 Development for the Expansion of Firms

Supplementary Planning Documents:

9. District Design Guide SPD – adopted March 2010

Consultation

10. Histon Parish Council – Recommend approval with a condition to restrict the access onto the roof to weekdays and to certain hours on those weekdays.
11. Environmental Health Officer – Recommends a condition to restrict the hours of power operated machinery during the period of construction.
12. Environment Agency – A permit is currently being drafted for the site by the Environment Agency and the permit will have a number of environmental controls on the activities it will regulate which are as follows:
 - i) Energy efficiency
 - ii) Efficient use of raw materials
 - iii) The activities will be subject to the controls of the permit and will operate within the conditions of the permit.
 - iv) Emission to water, air and land will be recorded and monitored.
 - v) Odour will be controlled by ensuring that all processing will be done undercover and all tanks for storage or treatment will be sealed and covered.
 - vi) Noise and vibration will also be controlled by conditions of the permit.

Once the permit is issued the site will be regulated and inspected by a compliance officer from the Environment Agency who will ensure that the site operates within the confines of the permit.

Representations

13. Owner/Occupier at 21 New School Road – Object to the proposal due to noise and smell concern and loss of privacy from staff going on the roof as well as construction workers.
14. Owner/Occupier at 11 New School Road – Concern regarding noise in relation to the proposed ventilation fans.

Planning Comments – Key Issues

15. The development is considered to comply with the requirements of Policy ET/5 and therefore the key issues to consider in this instance are the impact of the proposal upon the local character of the area and the residential amenity of surrounding neighbours.

Local Character

16. The increase in the height of the roof is considered to be small in comparison to the size and scale of the existing factory. Views of the development would be very limited from surrounding areas and consequently the development is not considered to have a significant impact on the local character.

Residential Amenity

17. The proposed development would be sited approximately 70m away from the north boundary of the site, which adjoins the nearest residential neighbours along New School Road. Concern of loss of privacy to these neighbours is not considered to be significant given the distance between the development and the neighbours and given the sole purpose of accessing the roof, which is for maintenance of the ventilation fans. Intervening buildings located between the development and the neighbours are also considered to mitigate any overlooking. Consequently, the development is not considered to cause unacceptable loss of privacy of immediate neighbours and the suggested condition of the Parish Council to restrict hours of access on to the roof is considered unreasonable and unnecessary.
18. The proposal involves the installation of 4 ventilation fans on the roof and the environmental health officer has found the noise output of these fans to be acceptable. It is unknown if plant or machinery installed within the proposed building could give rise to noise issues in the future if further openings are provided and therefore a condition is suggested (see paragraph 22) to ensure that such openings are properly assessed.
19. Smell pollution has also been raised as a concern and the applicant has stated that no smells will be produced as a result of this development. Wash down effluent is treated in the treatment works on site and, as mentioned above, the Environment Agency is drafting a permit for the site, which is proposed to place controls on aspects such as noise and odour.
20. No lighting has been proposed on the proposed development and the development is considered to be sufficiently distant from the surrounding neighbours to avoid an adverse impact on local residents.

Conclusion

21. Visually, the development is considered to be have little impact on the character of the local area and the proposed development would be sufficiently distanced from nearby neighbours to avoid any adverse impact upon residential amenity in terms of, overlooking, odour pollution, noise pollution or light pollution, subject to the suggested conditions below.

Recommendation

22. Approve, subject to the following conditions:

Conditions

1. **The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.**
(Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon.)
2. **The development hereby permitted shall be carried out in accordance with the following approved plans: 4150/01, 4150/02 and 4150/03.**
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
3. **During the period of construction, no power operated machinery shall be operated on the site before 0800 hours and after 1800 hours on weekdays and 1300 hours on Saturdays, nor at any time on Sundays and Bank Holidays, unless otherwise previously agreed in writing with the Local Planning Authority in accordance with any agreed noise restrictions.**
(Reason - To minimise noise disturbance for adjoining residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)
4. **Other than the extraction units shown on drawing 4150/02, no further louvers, windows, doors or openings of any kind shall be inserted in any elevation of the development, hereby permitted, unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf.**
(Reason – In order that the impact of such openings can be properly assessed to minimise noise disturbance to adjoining residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)

Background Papers: the following background papers were used in the preparation of this report:

- South Cambridgeshire Local Development Framework Core Strategy (adopted January 2007)
- South Cambridgeshire LDF Development Control Policies DPD, 2007:
- Planning Applications: S/0741/07/F, S/2237/07/F, S/1216/07/F, S/0087/08/F and S/1157/08/F.

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